

19.55.120 Landscaping.

A. All landscaped areas shall be planted with live plant material and include a permanent automatic irrigation system. The owner, tenant and any agent shall be jointly and severally responsible for the maintenance of all landscaping in good condition and free from refuse and debris so as to present a healthy, neat and orderly appearance.

B. Fifteen percent of the total site shall be landscaped.

C. The required front yard and the required side yard which faces on a street on corner lots shall be landscaped with live plant materials including shrubs and trees except for necessary vehicular driveways and pedestrian walkways. Trees shall be spaced a maximum of twenty feet on center along all street frontages. Deciduous trees shall have a minimum caliper of two inches, and a minimum of forty percent of the trees shall be conifer trees having a minimum height of six feet. Landscaped areas shall comply with Section 19.76.160, Intersecting streets and clear visibility.

D. Landscaping in parking areas shall meet the following minimum requirements:

Size of Parking Area	Percent Landscaped
Less than 15,000 square feet	5
15,000 to 29,999 square feet	7.5
30,000 square feet and larger	10

One tree shall be planted for every ten parking stalls. Deciduous trees shall have a minimum caliper of two inches, and a minimum of forty percent of the trees shall be conifer trees having a minimum height of six feet. The distribution of the trees must maximize shading during summer months. All landscaped areas shall be separated from the parking surface by a six-inch-high curb.

E. A minimum landscaped area five feet wide in an MD-1 zone and ten feet wide in the MD-3 zone is required adjacent to the perimeter wall. (Ord. 1113 § 1 (part), 1990)